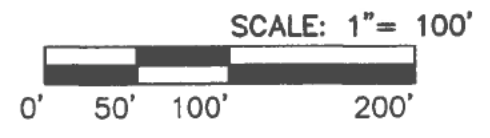
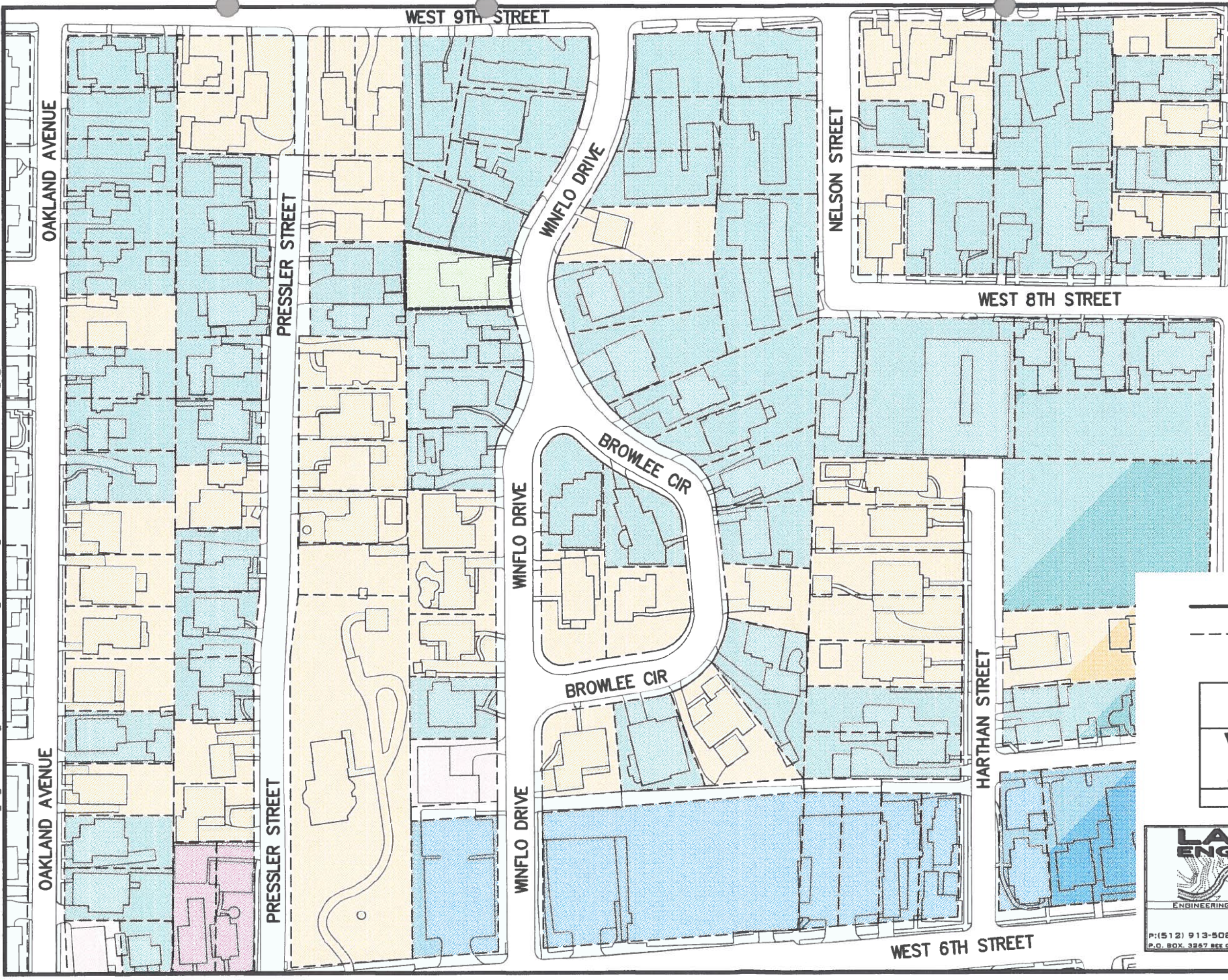


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FILE NAME: P:\LEI\_PROJECTS\132\_NEW LINE CONSTRUCTION\02\_804 WINFLO\01\_CDDIGDATA\PRESENTATION\132\_02\_01\_03\_ZONING.DWG



LEGEND

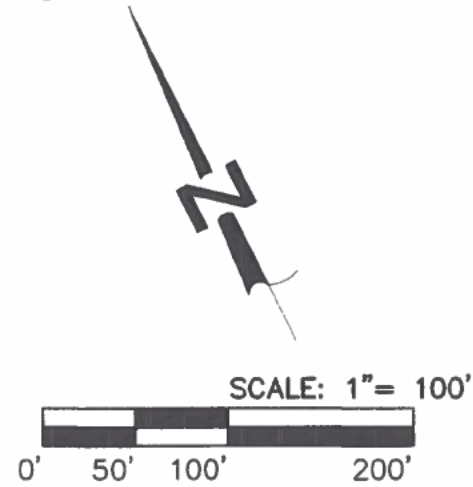
- SINGLE FAMILY
- MULTIFAMILY (MF-3)
- MULTIFAMILY (MF-4)
- GENERAL COMMERCIAL S.
- LIMITED OFFICE
- GENERAL OFFICE

- PROPERTY LINE
- ADJACENT PROPERTY LINE

**ZONING MAP**  
**WINFLO MULTIFAMILY RESIDENTIAL**  
804 WINFLO DRIVE AUSTIN, TEXAS 78703  
DATE: JAN-06-2017 SHEET: 3 OF 3

**LANDMARK ENGINEERING INC.**  
ENGINEERING PLANNING SURVEYING  
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5811 BLUE BLUFF ROAD  
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- LEGEND**
- PROPERTY LINE
  - - - - - ADJACENT PROPERTY LINE

**SIMILAR CASES**

**WINFLO MULTIFAMILY  
RESIDENTIAL**

804 WINFLO DRIVE AUSTIN, TEXAS 78703

DATE: JAN-06-2017      SHEET: 1 OF 1

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913 WEST LYNN STREET  
AUSTIN, TX 78703-4762  
OWNER ID 107906  
LAND: 7866 SF  
APARTMENTS 5-25

803 OAKLAND AVENUE  
AUSTIN, TX 78703  
OWNER ID 206397  
LAND: 6914 SF  
TRIPLEX

707 HIGHLAND AVENUE  
AUSTIN, TX 78703  
OWNER ID 105733  
LAND: 4780 SF  
TRIPLEX

614 HIGHLAND AVENUE  
AUSTIN, TX 78703  
OWNER ID 105660  
LAND: 7169 SF  
FOURPLEX

PLOT DATE: Friday, January 06, 2017 12:33:36 PM  
FILE NAME: P:\LEI\_PROJECTS\132\_NEW LINE CONSTRUCTION\02\_804 WINFLO\01\_CDD\DATA\PRESENTATION\02.01\_04\_CASES.DWG

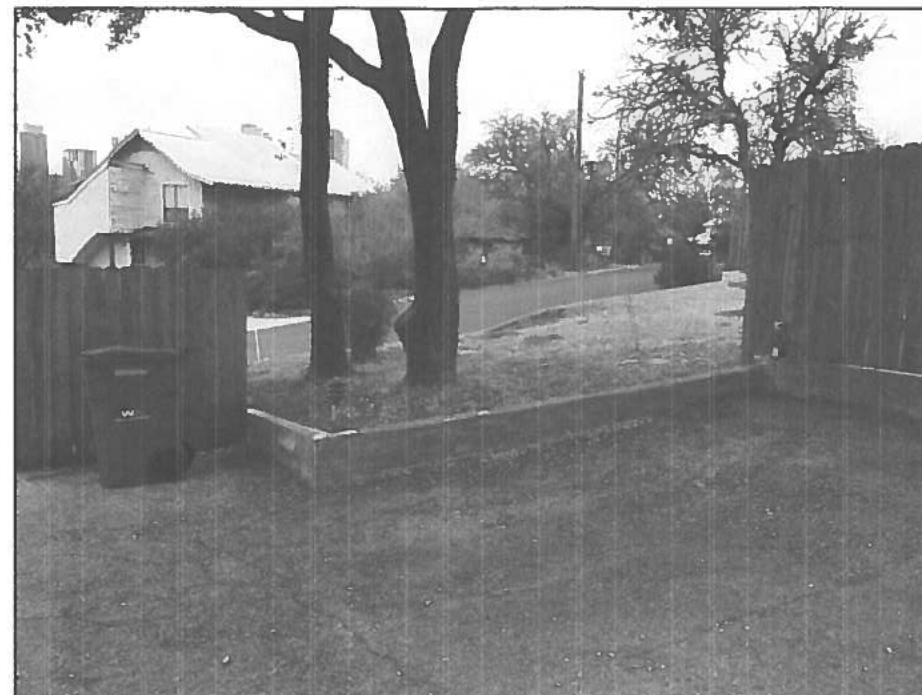




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1



2



3



4



5

**PICTURES MAP**

**WINFLO MULTIFAMILY  
RESIDENTIAL**

804 WINFLO DRIVE AUSTIN, TEXAS 78703

DATE: JAN-06-2017

SHEET: 2 OF 4

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6



7



8



9



10

**PICTURES MAP**  
**WINFLO MULTIFAMILY RESIDENTIAL**  
 804 WINFLO DRIVE AUSTIN, TEXAS 78703  
 DATE: JAN-06-2017 SHEET: 3 OF 4

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11



12

**PICTURES MAP**

**WINFLO MULTIFAMILY  
RESIDENTIAL**

804 WINFLO DRIVE AUSTIN, TEXAS 78703

DATE: JAN-06-2017

SHEET: 4 OF 4

**LANDMARK  
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5811 BLUE BLUFF ROAD

AUSTIN, TEXAS. 78724

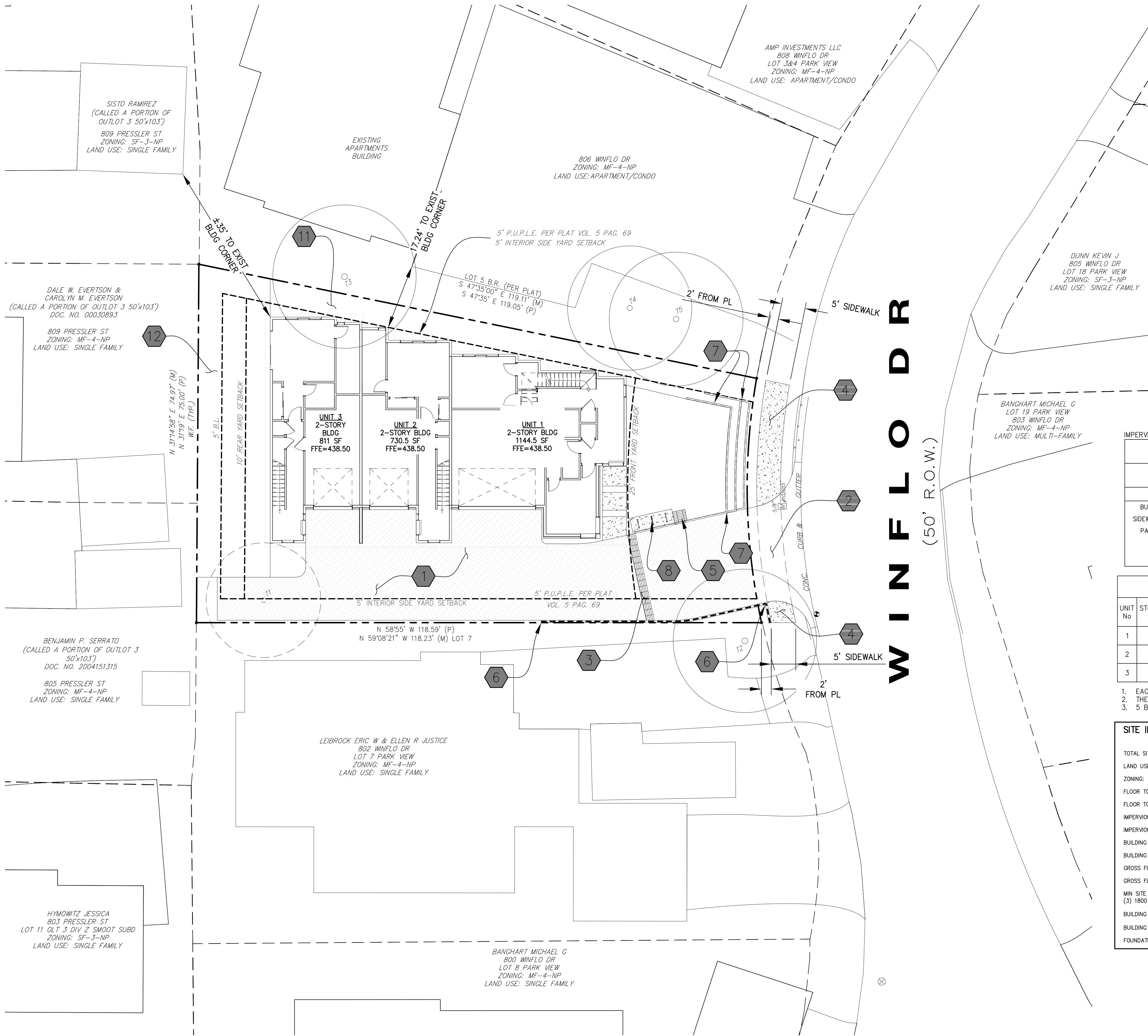
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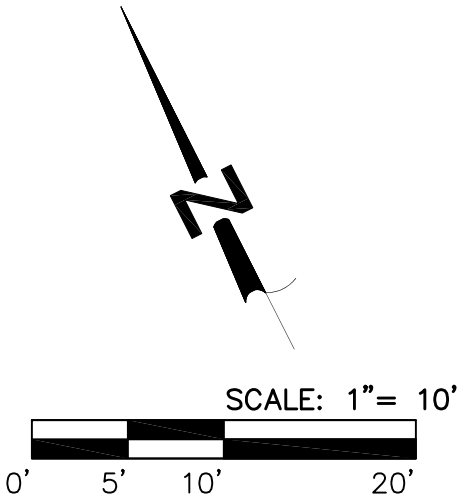


PLOT DATE: Friday, January 20, 2017 4:02:22 PM  
FILE NAME: P:\L1\PROJECTS\15-NEW LINE CONSTRUCTION\15-804 WINFLO.DWG  
C:\CROSSDATA\PROJECTS\15-804 WINFLO.DWG



LEGEND

- EXISTING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- WATER LINE (W)
- WASTEWATER LINE (S)
- OHE
- OVERHEAD UTILITIES
- WATER METER
- POWER POLE
- BENCHMARK
- KEYNOTES



SITE PLAN KEYNOTES

ITEM	DESCRIPTION
1	CONSTRUCT CONCRETE PAVEMENT
2	CONSTRUCT TYPE II DRIVEWAY
3	INSTALL TRENCH DRAIN
4	CONSTRUCT CONCRETE SIDEWALK
5	INSTALL 2'x2' GRATE INLET
6	CONSTRUCT VARYING HT. RETAINING WALL
7	CONSTRUCT RETAINING WALL
8	BICYCLE RACK (6 SPACES)
11	CONSTRUCT SWALE
12	PRIVATE COMMON OPEN SPACE

IMPERVIOUS ALLOWED BY ZONING (MF-3-NP) 65%

IMPERVIOUS COVER CALCULATION

SITE AREA:		0.17 AC		7317 SF					
SURFACE	EXISTING	%	DEMO	%	PROPOSED	%	TOTAL	%	
BUILDING COVERAGE	2174.2024	29.71	2174.2024	29.71	2690	36.76	2690.00	36.76	
SIDEWALK & CONC AREA	82.7992	1.13	82.7992	1.13	0	0.00	0.00	0.00	
PAVEMENT/PARKING	235.1006	3.21	235.1006	3.21	2063	28.19	2063.00	28.19	
-	0	0.00	0	0.00	0	0.00	0.00	0.00	
	2492.10	34.06	2492.10	34.06	4753.00	64.96	4753.00	64.96	

BUILDING AREA CALCULATIONS

UNIT No	STORIES No.	BEDS No.	BATHS No.	BLDG HEIGHT (FT)	1ST FLOOR AREA HEATED	2ND FLOOR AREA HEATED	GROSS FLOOR AREA	GROSS FLOOR AREA %	BUILDING COVERA GE (SF)	IMPERVIOUS COVER PER UNIT (%)	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES	LAND USE
1	2	3	3	28'-2"	744.84	1145.72	1962.13	26.82%	1137.00	15.54%	2.5	2	MULTIFAMILY RESIDENTIAL
2	2	2	2	28'-2"	468.57	622.42	1091.00	14.91%	730.00	9.98%	2	1.5	MULTIFAMILY RESIDENTIAL
3	2	2	2	28'-2"	548.22	698.32	1246.54	17.04	823.00	11.25%	2	1.5	MULTIFAMILY RESIDENTIAL

1. EACH UNIT WILL BE ADDRESSED AS: 804 WINFLO DRIVE UNIT 1, 2, AND 3.
2. THE NUMBER OF PARKING SPACES PROVIDED IS ACCORDING TO THE 20% URBAN CORE PARKING REDUCTION
3. 5 BICYCLE SPACES REQUIRED, 6 PROVIDED

SITE INFORMATION

TOTAL SITE AREA:	7317 SF	0.17 ACRES
LAND USE:	MULTIFAMILY RESIDENTIAL	
ZONING:	MF-3-NP	
FLOOR TO AREA RATIO:	.75:1	5487.75 SF
FLOOR TO AREA RATIO PROVIDED:	.58:1	4299.66 SF
IMPERVIOUS COVER ALLOWED:	4756.05 SF	65%
IMPERVIOUS COVER PROVIDED:	4753 SF	64.96%
BUILDING COVER ALLOWED:	4024.35 SF	55%
BUILDING COVER PROVIDED:	2690 SF	36.76%
GROSS FLOOR AREA ALLOWED:	5487.75 SF	75%
GROSS FLOOR AREA PROVIDED:	4299.66 SF	58.8%
MIN SITE AREA REQUIRED (3) 1800 SF (SEC 25-2-562(B))	5400 SF	73.8%
BUILDING HEIGHT ALLOWED:	40' FT	
BUILDING HEIGHT PROVIDED:	28'-2" FT	
FOUNDATION TYPE:	SLAB ON GRADE	

PRIVATE COMMON OPEN SPACE

TOTAL SITE AREA:	7,317 SF	0.17 ACRES
PRIVATE/PUBLIC SPACE	869 SF	11.9%
UNIT #1 BALCONY	118 SF	1.6%
UNIT #2 BALCONY	83 SF	1.1%
UNIT #3 BALCONY	83 SF	1.1%
TOTAL AREA PROVIDED	1,153 SF	15.7%
AREA REQUIRED (5% OF GROSS SITE AREA) =	365.9 SF	

SITE PLAN

Winflow Multifamily Residential

804 WINFLO DRIVE  
AUSTIN, TEXAS

DATE:  
JANUARY 20, 2017

SHEET: 1 OF 1

LANDMARK  
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ENGINEERING PLANNING SURVEYING

TBPE REGISTRATION NO. F-16288

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**Heldenfels, Leane**

---

**From:** Scott M [REDACTED]  
**Sent:** Thursday, March 23, 2017 12:30 PM  
**To:** [REDACTED]  
**Subject:** Fwd: 804 Winflo (Case#SP-2016-0329C)  
**Attachments:** 0028\_001.pdf

Leane,

Attached please find the Old West Austin Neighborhood Association opposition to the variance for 804 Winflo, case #SP-2016-0329C.

Scott Marks

This e-mail and/or attachment is for the sole use of the intended recipient(s) and may contain confidential and/or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



**Old West Austin Neighborhood Association  
PO Box 2724  
Austin, Texas 78768**

TO: Board of Adjustment  
FROM: Scott Marks, President of OWANA *SM*  
SUBJECT: Opposition to Variance for 804 Winflo (Case #SP-2016-0329C)  
DATE: March 22, 2017

The Old West Austin Neighborhood Association (OWANA) zoning committee, steering committee, and general membership all voted to oppose the variance requested by the owners of 804 Winflo. While OWANA supports density under appropriate circumstances, the circumstances of this case do not merit a variance. To meet the high standard for a variance, the owner must show a unique hardship, and that the variance would not impair the use of adjacent property.

OWANA believes there is no hardship unique to this property. There are many substandard lots zoned MF-3 in our neighborhood. While we do not understand why the City zoned so many lots MF-3 even though they were less than 8,000 square feet, the fact is we have a large number in our neighborhood. If the hardship is that the minimum lot size does not match the zoning classification, that hardship is not unique to 804 Winflo. It is a zoning pattern more generally characteristic of our neighborhood.

Substandard lots are common in Old West Austin, so a variance for this substandard lot will create a slippery slope for our neighborhood. Granting a variance here would lead to variances for those other properties. Going down such a slippery slope would nullify the 8,000 square-foot minimum lot size for many lots in our neighborhood.

The minimum lot size of 8,000 square feet has been part of our land development code for a very long time. Owners and their design professionals should be knowledgeable of these rules and design accordingly. If our growing city wants to change its rules to promote greater density in the urban core, the fair way to accomplish that goal is through public engagement and a legislative process involving broader citizen input, such as the proposed



Code Next effort, rather than through granting variances under the existing land development code for substandard lots.

The owner must also show that a variance would not impair adjacent property. A number of nearby neighbors have expressed concerns about storm water drainage on Winflo, a potential impairment of their property that could be worsened by granting this variance. Attached is a photo showing some flooding in this part of our neighborhood after a storm.

For these reasons, we urge you to vote against the variance for 804 Winflo. If you have questions, please do not hesitate to contact us.



L01/59

## 9TH ST FLOODING





**Heldenfels, Leane**

---

**From:** Ellen Justice [REDACTED]  
**Sent:** Wednesday, March 22, 2017 7:30 PM  
**To:** Heldenfels, Leane  
**Subject:** SP-2016-0329c photo for online BoA members  
**Attachments:** Fiery\_Color\_002.pdf

where Winflo deadends at West Austin Park.



Heldenfels, Leane

---

**From:** Ellen Justice [REDACTED]  
**Sent:** Tuesday, March 21, 2017 6:49 PM  
**To:** Heldenfels, Leane; Ellen Justice  
**Subject:** for SP-2016-0329c  
**Attachments:** DOC003.pdf

Leane,

Here is a two page item to include in our packet for the Board members who get items online. It is a map of our neighborhood with the properties whose owners have sent opposition messages or letters dotted with red dots. There is also a list of these owners, with the addresses of the properties they own. I will give you color-printed pages for the other members. I'll get them to you before Friday.

I will scan the additional letters I have and send them to you tomorrow. There are two, from Jay Bunda and P.Elizondo.

Thank you for your help,

— Ellen Justice



LETTERS OR MESSAGES FROM THESE OWNERS WHO ARE  
OPPOSED TO THE VARIANCE FOR 804 WINFLO DRIVE:

1 of 2

802 Winflo Drive - Ellen Justice and Eric Leibrock - Interested Party

800 Winflo Drive - Mike Banghart - Interested Party

803 Winflo Drive - Mike Banghart

700 Winflo Drive - Bret Strauss

702 Winflo Drive - James Robbins

716 Brownlee Circle - Gerald and Kim Harter

702 Brownlee Circle - Mary Blockley

701 Brownlee Circle - Clark and Angie Bickley

707 Brownlee Circle - Gabriel and Elizabeth Krajicek

709 Brownlee Circle - Nancy Garrett

717 Brownlee Circle - Chris Schorre and Julie Paasche - Interested  
Party

804 Pressler Street - Perry Heitman and Todd Canon

807 Pressler Street - Brian Birzer

801 Winflo Drive - Ginger Ellen Scott

1301 West 9 1/2 Street - Peggy Pickle - Interested Party

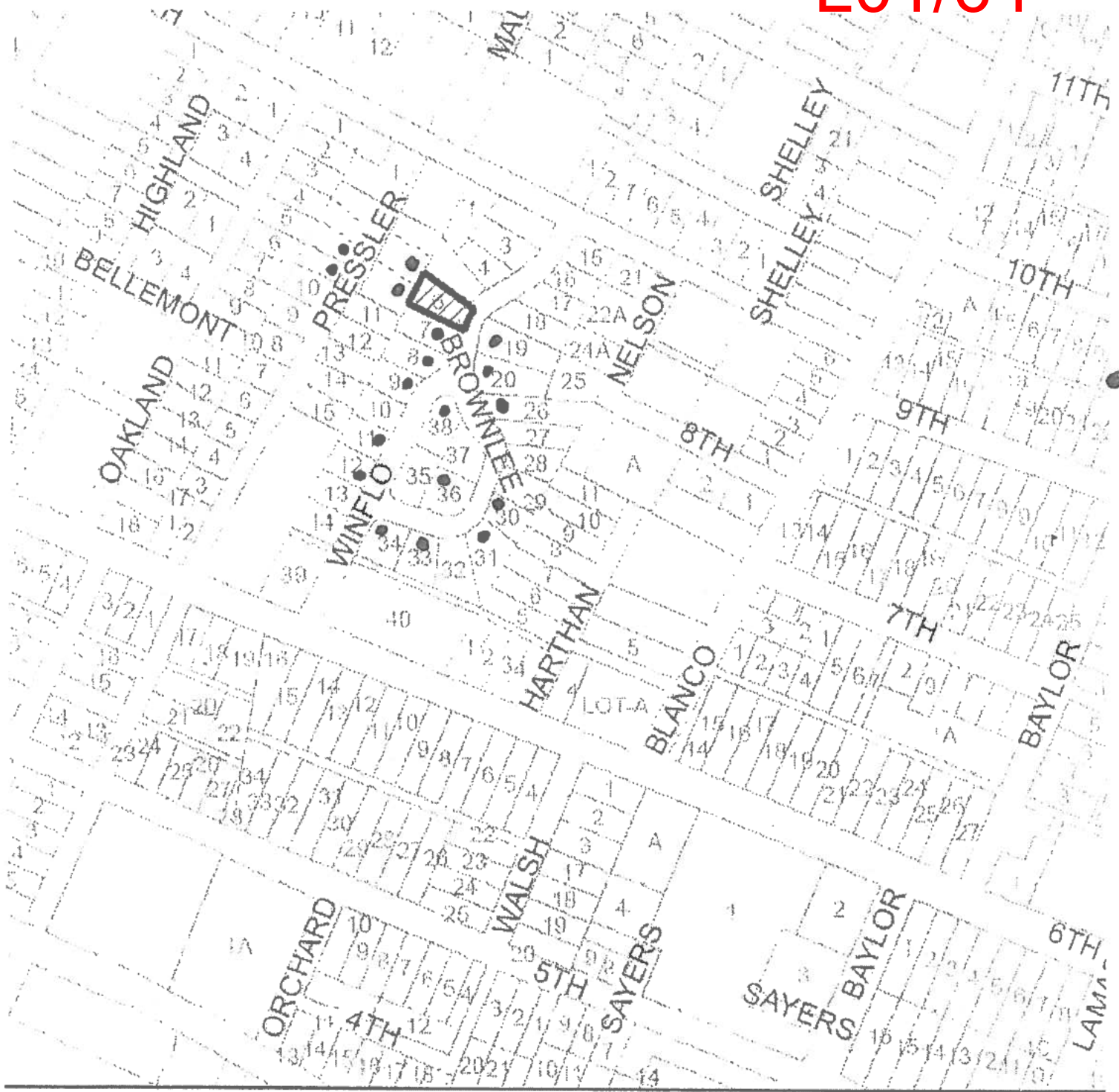
809 Pressler Street, Sisto Ramirez

703 Brownlee Circle, Kim Overton

802 Pressler Street, Pedro Pablo Elizondo

716 Winflo Drive, Jay Bunda





Subject Tract

CASE#: SP-2016-0329C

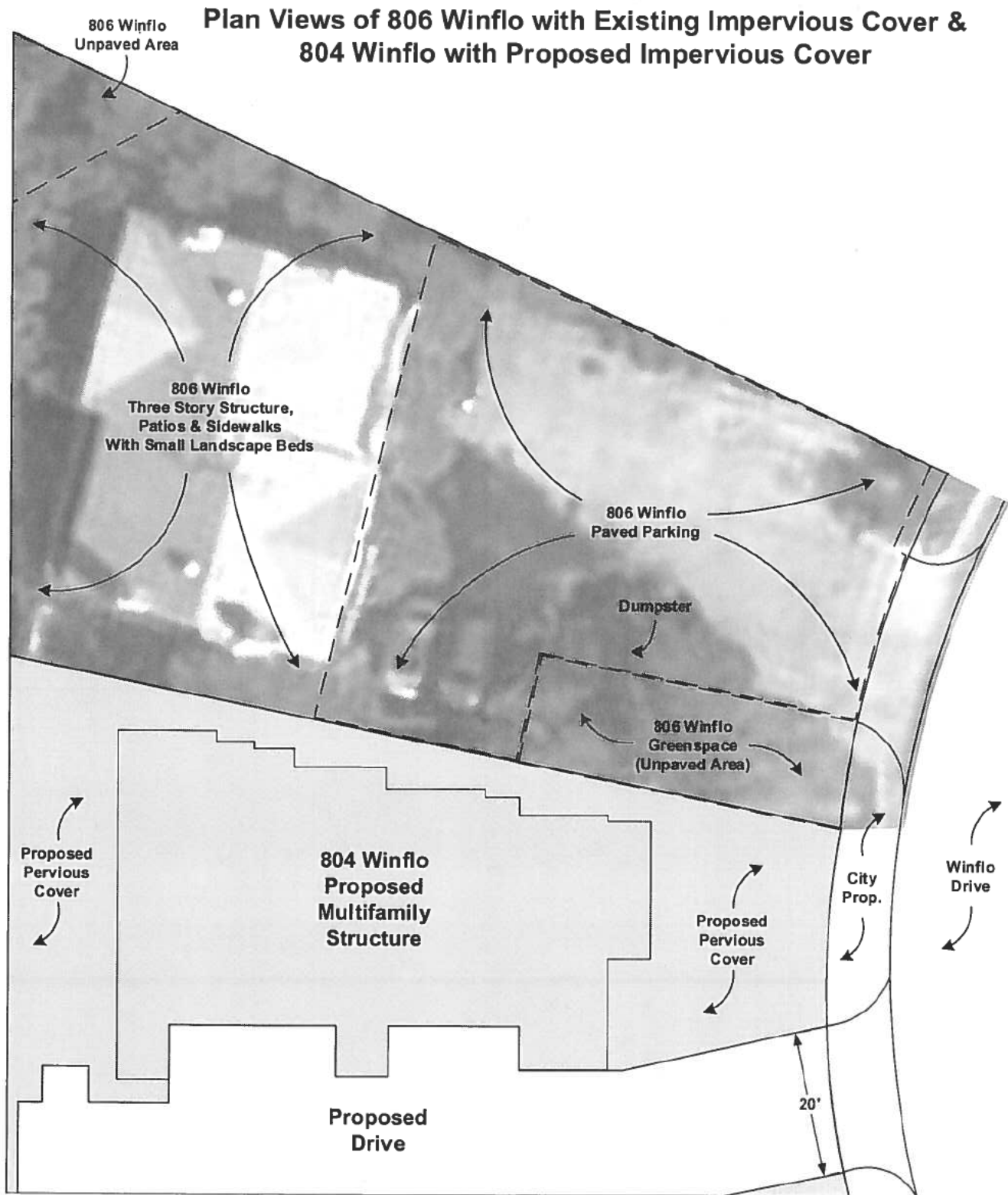
Base Map

ADDRESS: 804 WINFLO DRIVE



LETTERS OR MESSAGES FROM THESE OWNERS WHO ARE  
OPPOSED TO THE VARIANCE FOR 804 WINFLO DRIVE:





Property lines were taken from TCAD Plat Maps.

Improvements for 804 Winflo Drive were taken from plans submitted to the city for permitting.

Existing development for 806 Winflo Drive was taken from satellite photos lined up with fence lines and other landmarks.